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The Sidings Bishop Auckland, DL14 7AE

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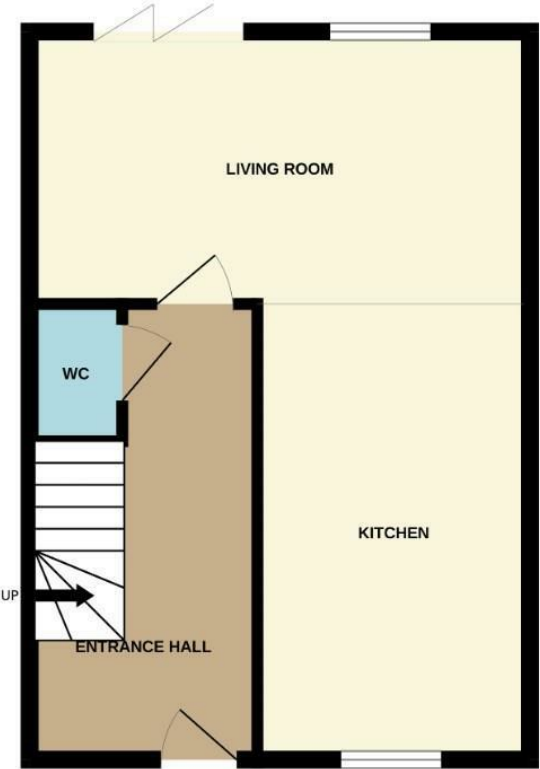
Price £145,000

Modern three bedroomed end terrace property located in a sought after development, The Sidings. Perfectly positioned near Bishop Auckland's town centre, offering easy access to a range of local amenities nearby from supermarkets to healthcare services, primary and secondary schools as well as retail stores and restaurants. Nearby Tindale Retail Park offers further facilities including retail shops, high street stores, food outlets as well as the new shopping complex that opened in summer 2024. For commuters the A688 is nearby and leads to the A1(M) both North and South, there is also an extensive public transport system via both bus and train allowing for access to not only the surrounding towns and villages but to further afield places such as Darlington, Durham, Newcastle and York.

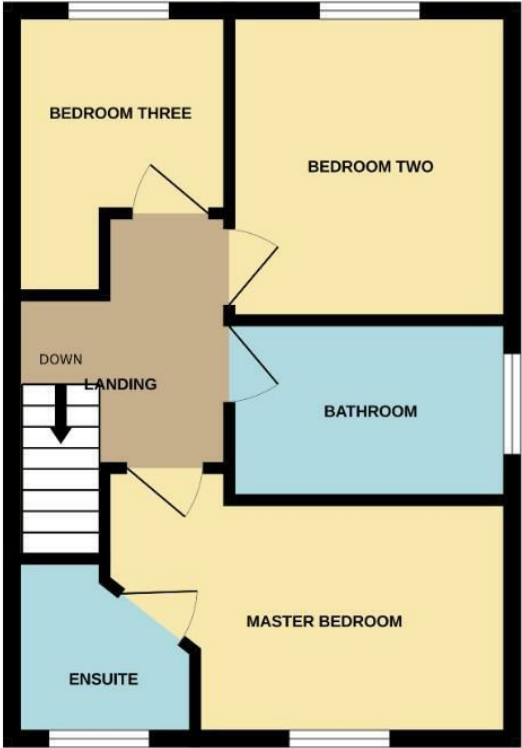
In brief; the property comprises; an entrance hall leading through into the living room, kitchen and cloakroom to the ground floor. The first floor contains the master bedroom, ensuite, two further bedrooms and family bathroom. The loft has been partially boarded. Externally the property has the double paved drive to the front with 7kw car charger, whilst to the rear there is a landscaped rear garden with patio area, artificial lawn and raised flower beds.

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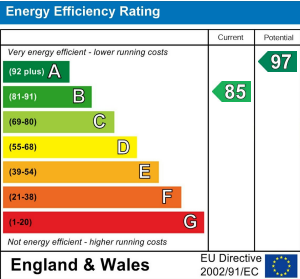
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Kitchen**

15'1" x 8'10"

The kitchen is fitted with a range of modern wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated oven, hob, extractor hood and dishwasher, along with space for further appliances.

**Living Room**

16'4" x 8'9"

The living room is bright and spacious, with neutral decor, ample space for furniture and French doors leading out into the garden.

**Cloakroom**

4'7" x 2'7"

Fitted with a WC and wash hand basin.

**Master Bedroom**

9'10" x 8'2"

The master bedroom is a spacious double bedroom with window to the front elevation,

**Ensuite**

6'0" x 5'6"

Fitted with a single shower cubicle and WC.

**Bedroom Two**

10'2" x 9'3"

The second bedroom is another double bedroom with window to the rear elevation.

**Bedroom Three**

9'3" x 6'10"

The third bedroom is a single room with window to the front elevation.

**Bathroom**

8'3" x 4'11"

The bathroom contains a panelled bath, WC and wash hand basin.

**External**

Externally the property has the double paved drive to the front with 7kw car charger, whilst to the rear there is a landscaped rear garden with patio area, artificial lawn and raised flower beds.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.













